

NEAR NORTHSIDE Complete Communities

Data Book

OCTOBER 2017

COMPLETE COMMUNITIES

Advisory Committee

Hazem A. Ahmed, Integrity Bank
Lauren Anderson, Houston Ballet
Angela Blanchard, Baker Ripley
Roberta Burroughs, Roberta F. Burroughs & Associates
Paul Charles, Neighborhood Recovery Community Development Corporation
Etta Crockett, Acres Homes Super Neighborhood President
Kathy Bluford Daniels, Super Neighborhood Alliance
Tomaro Bell, Super Neighborhood Alliance
Michael Huffmaster, Super Neighborhood Alliance
Tanya Debose, Independence Heights Redevelopment Council
Frances Dyess, Houston East End Chamber of Commerce
Kathy Flanagan Payton, Fifth Ward Community Reinvestment Council
Bo Fraga, Baker Ripley
Tory Gunsolley, Houston Housing Authority
Ramiro Guzman, Harris County TRIAD
Daniel Hinojosa, General Manager at Harris County General Store
Tiffany Hogue, Texas Organizing Project
Lester King, PhD., Rice University
Mary Lawler, Avenue CDC
Rick Lowe, Project Row Houses
Roy Malonson, Acres Homes Chamber of Commerce
Robert S. Muhammad, Ph.D.
Theola Petteway, OST/Alameda TIRZ
Jeff Reichman, January Advisors
Diane Schenke, Greater East End Management District
Juliet Stipeche, Mayor's Office, Director of Education
Matt Thibodeaux, Executive Director
Amanda Timm, Houston LISC
Anne Whitlock, CONNECT Communities
Shondra Wygal, AARP

COMPLETE COMMUNITIES

Complete Communities is about improving neighborhoods so that all of Houston's residents and business owners can have access to quality services and amenities. It's about working closely with the residents of communities that haven't reached their full potential, understanding their strengths and opportunities, and collaborating with partners across the city to strengthen them. While working to improve these communities, we must also work to ensure existing residents can stay in homes that remain affordable.

To ensure the program structure is inclusive, promotes public-private partnerships, and works effectively and efficiently, an advisory committee was established to serve as a sounding board, as ambassadors for the effort, and as links to residents and businesses in the selected neighborhoods. The committee is comprised of community leaders and advocates that have a balanced perspective ranging from city-wide to neighborhood-specific involvement.

NEAR NORTHSIDE

Neighborhood Support Team

Marie Arcos	Isabel Longoria
Katy Atkiss	Halina Martinez
Randall Baxley	Estella Mireles-Walters
Rob Block	Robert Nnake
Jorge Bustamante	Julie Norton
Prentiss Collins	Gulati Poonam
JP Cortez	Angelica Razo
Michael Donato	Cynthia Reyes-Revilla
Gerald Eckert	Rebecca Reyna
DeAndra Edwards-Stanley	Janet Roe
Ramiro Fonseca	Mario Salinas
Iris Gonzalez	Samantha Sherman
Denise Gowan	Mark Solano
Susan Graham	Annie Sung
Gwyn Guidy	Deborah Tesar
Aurora Harris	Amanda Timm
Cylenchia Hoyrd	Del Torres
Maureen Israel	Anibeth Turicos
Sandrell Jackson	Marisol Valero
Russell Lagrone	Jenifer Wagley
Mary Lawler	Christel Wommack
Jacob Lipp	Jason Yu

Neighborhood Support Team

It is vital that the Complete Communities initiative connect with each neighborhood's civic leaders and organizations to understand their strengths, their connections within the community, and their perspectives on the needs of the neighborhood. Local civic leaders have the pulse of the community and know the assets and concerns better than the City alone.

As a result, the work of Complete Communities Initiative will be guided by a Neighborhood Support Team. We will rely on the Neighborhood Support Team to collaborate with us in the Complete Communities Initiative and provide guidance into the public engagement process in each neighborhood.

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“I am committed to this city. I am committed to rebuilding neighborhoods that have been overlooked for years and years. I am committed to making sure that we do not have two cities in one: of haves and have-nots. We are all Houstonians and we deserve the right to improve and move forward together. I am committed to that.”

— Mayor Sylvester Turner
January 4, 2016

Mayor Turner Kicks Off Complete Communities Initiative Partnerships Aim to Transform Under-Resourced Neighborhoods

On April 17, 2017 Mayor Sylvester Turner kicked off a new program that aims to improve quality of life for residents in areas that are not thriving at a level enjoyed by other Houston neighborhoods. Acres Homes, Gulfton, Second Ward, Near Northside and Third Ward are the first neighborhoods selected for the mayor's new Complete Communities initiative. The city will work in a concentrated manner with stakeholders in each community and partners across Houston to create more complete neighborhoods with enhanced access to quality affordable homes, jobs, well-maintained parks and greenspace, improved streets and sidewalks, grocery stores and other retail, good schools and transit options. The work in these areas will help develop solutions that are transferable to other communities across the city.

"We recognize that this new program will not repair every home, nor will it be a panacea for solving all the issues in these neighborhoods," said Mayor Turner. "The problems have been decades in the making, and solving them will require a long-term focus and strong relationships with our partners. When we are finished, we should see neighborhoods that are sustainable with leadership in place that can continue forward movement."

Where possible, the city will enhance its investment in the selected communities. For example, Mayor Turner is dedicating up to 60 percent of the city's discretionary TIRZ affordable housing and federal housing funds and using other uncommitted city resources in a targeted way in the five pilot neighborhoods. These areas are also in line to receive approximately \$14 million in capital improvements over the next five years. As the needs assessment progresses, there may be other opportunities identified for the use of discretionary funds.

The mayor stressed that the increased focus in the Complete Communities areas will not mean a diversion of city resources away from the rest of Houston. "I know everyone wants to be first, but that is not possible. To be impactful, we can only focus on a few neighborhoods at one time. When we finish in these areas, we will move to the next round. In the meantime, my direction to the departments working on this program has been clear. We are going to help these challenged areas while still maintaining efficient and effective services for the rest of the city," he said.

One component of Complete Communities that will have benefits far beyond the borders of the five pilot areas is the creation of the Neighborhood Toolbox, which will identify – in one place – every city program that can be used to enhance all Houston's communities.

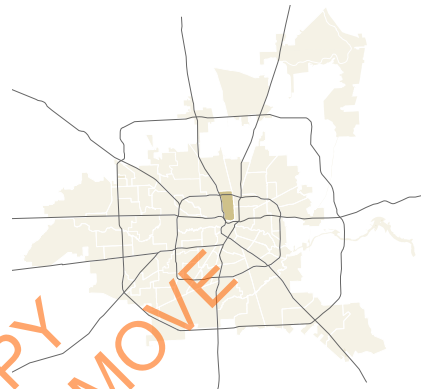
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NEAR NORTHSIDE

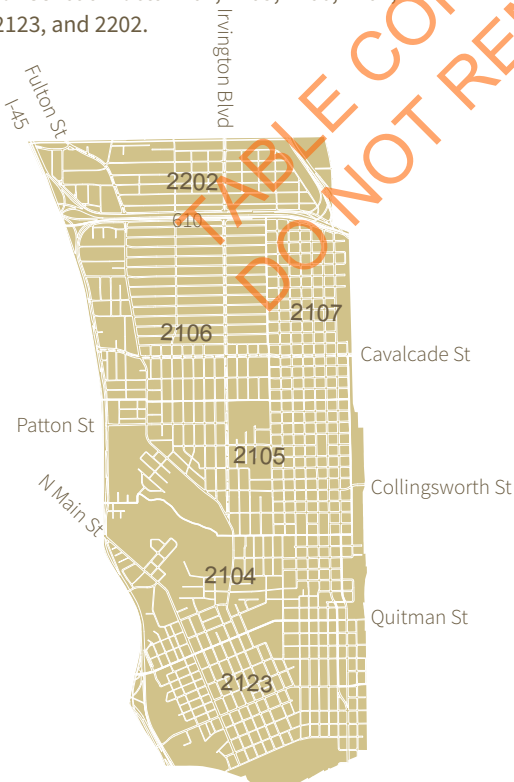
Introduction

The Near Northside, located just north of downtown Houston, is a historic and organized community. The boundaries of the Complete Communities study area is approximate to the Burlington Northern railroad to the north (just north of Frisco Street), the former Hardy Rail Yards to the south, I-45 to the west and Elysian Street to the east.

Data included here has been collected for Census Tracts 2104, 2105, 2106, 2107, 2123, and 2202.



Above: Location Map
Below: Census Tract Map



PEOPLE

Population

The Near Northside Complete Community study area was home to 27,206 people in 2015. The population declined 15% between 2000 and 2010, from 29,788 to 25,241. Between 2010 and 2015 the population increased by 8%. Between 2010 and 2015 the population increased by 8%, recovering over half of the population lost in the previous decade.

27% of Near Northside residents are under the age of 18



25% of Houston residents are under the age of 18

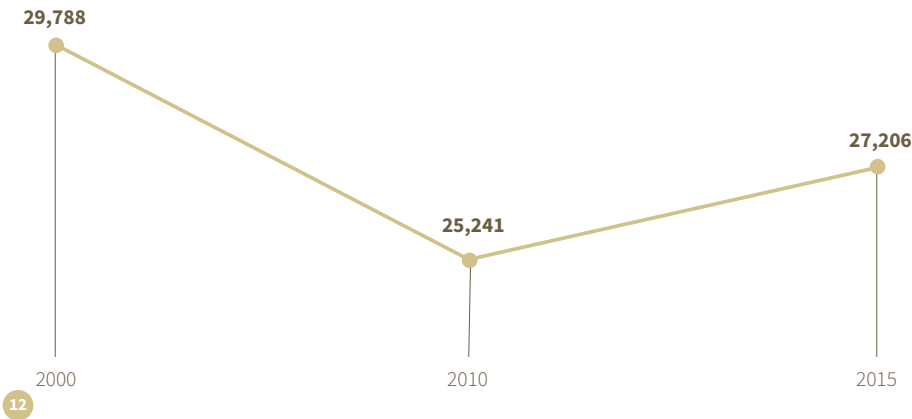


The age group with the greatest decline in both absolute numbers and as a percentage of the population were residents under the age of 18. In 2000 there were 9,171 children and youth under the age of 18, by 2015 this number had declined to 7,305. Yet, in 2015 the Near Northside had a larger percent of residents under 18 than Houston overall.

Above: Percent of Residents Under 18 Years, 2015
Below: Population Change, 2000 to 2015
Opposite Page, Top: 2000-2015 Percent Change in Population by Age
Opposite Page, Bottom: Population by Age, 2000, 2010 and 2015

Sources: Census 2000 and 2010, ACS 2015 (5-Year)

Population Change



Age

-20%

2000-2015 percent
change in residents
under 18 years

-3%

2000-2015 percent
change in residents
aged 18-64 years

-9%

2000-2015 percent
change in residents
over 65 years

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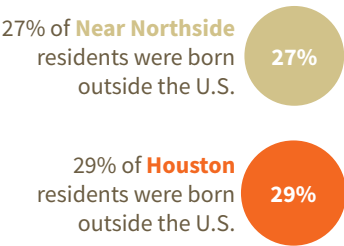
Population By Age



Race and Ethnicity

The Near Northside was a majority Hispanic or Latino neighborhood in 2000 and over the last fifteen years this has not changed. In 2015, the second largest ethnic group were Black or African American residents, followed by White.

In 2015, the percent of residents born outside the U.S. is 27%, just slightly lower than the city overall. This number has declined since 2000 when 34% of Near Northside residents were born outside the U.S.

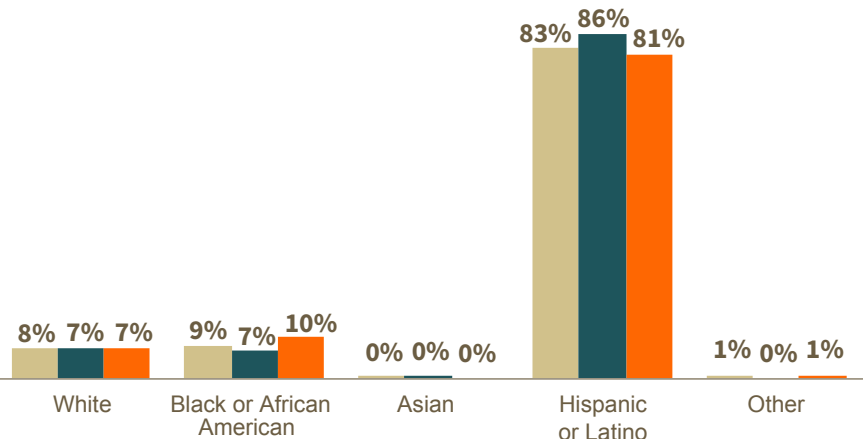


Above Residents Born Outside the U.S.,
Near Northside and Houston, 2015
Below: 2000-2015 Percent Change in
Population by Race and Ethnicity



Sources: Census 2000 and 2010,
ACS 2015 (5-Year)

Population Change by Race and Ethnicity



Health Insurance

In 2015, 68% of Near Northside residents had health insurance. In the city of Houston 73% of residents had health insurance in 2015.

42% of area residents have public health insurance, while 30% are covered through private plans.

Near Northside residents
with health insurance

68%

Houston residents with
health insurance

73%

Above: Percent of Residents with Health Insurance, 2015
Below: Registered Voters who cast ballots, 2015
Near Northside ■
Harris County ■

Sources: ACS 2015 (5-Year); Harris County District Clerk Voting Data, 2015

Voting Data

In the 2015 election, 24% of registered voters in the Near Northside cast a ballot. This is higher than the average voter participation rate in Harris County, which was 20% of registered voters.

Percent of registered
voters in Near Northside
who voted in 2015

24%

Percent of registered
voters in Harris County
who voted in 2015

20%

PLACE

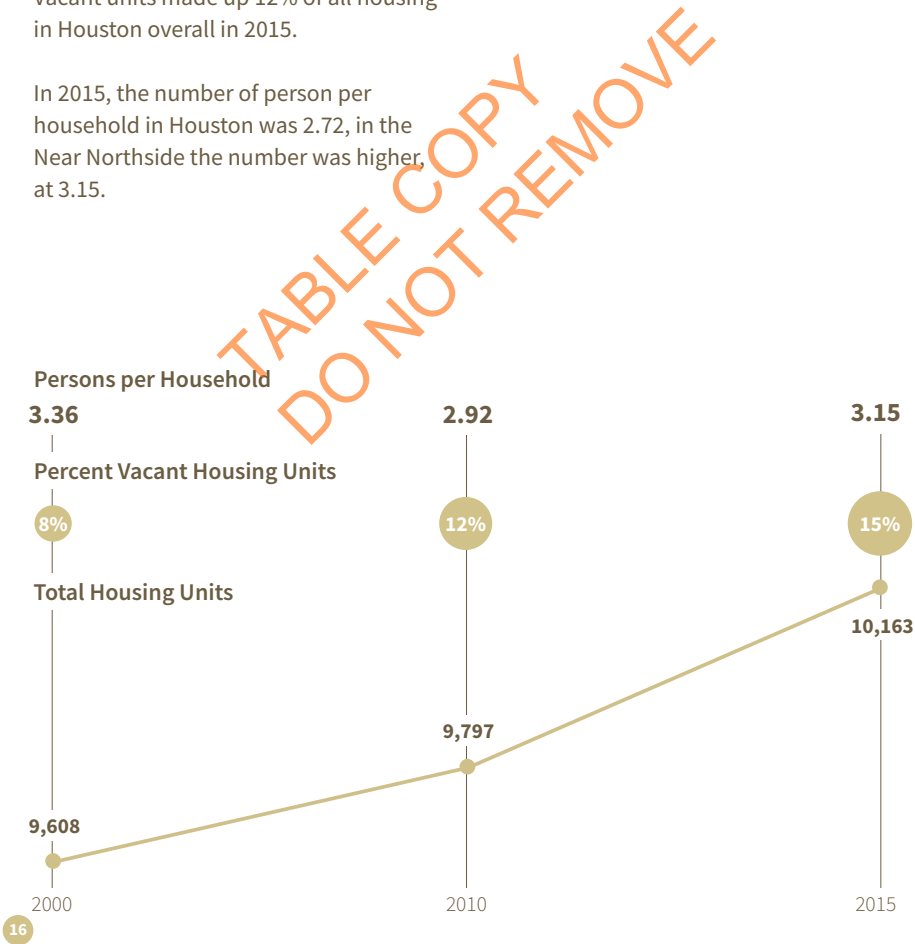
Housing

Since 2000 the number of housing units in the Near Northside has increased by 6%, rising from 9,608 units in 2000 to 10,163 in 2015. During the same time period the number and percent of vacant units has risen sharply, from 8% of units in 2000 to 15% of units in 2015. Vacant units made up 12% of all housing in Houston overall in 2015.

In 2015, the number of person per household in Houston was 2.72, in the Near Northside the number was higher, at 3.15.

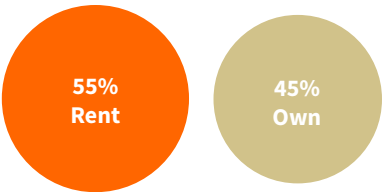
Below: Persons per Household,
Percent Vacant Housing Units and
Total Housing Units

Sources: Census 2000 and 2010, ACS 2015
(5-Year)



Housing Tenure and Type

Housing in the Near Northside is comprised of predominantly single-family units. These units comprised 75% of all housing in 2015. In Houston single-family homes make up only 45% of all housing. The median age of housing in the Near Northside is approximately 70 years old, with a median construction date of 1948.



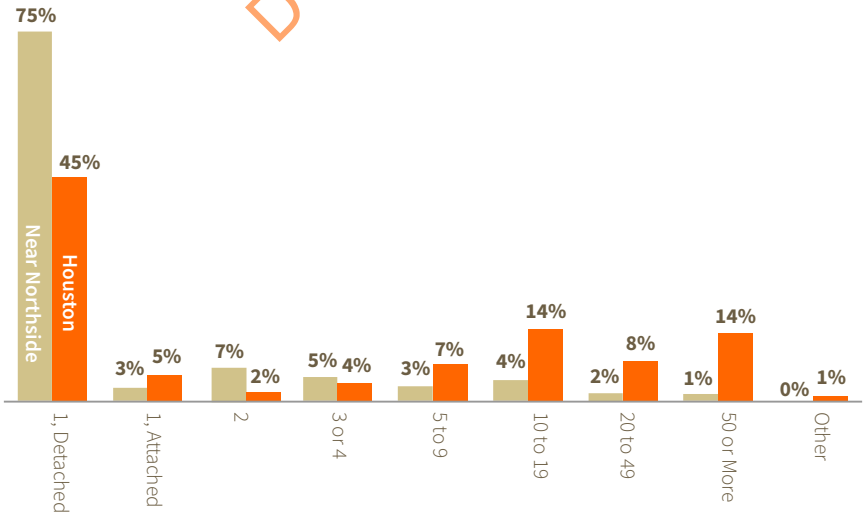
Near Northside Tenure

55% of area residents rent, while 45% own their own homes. In Houston 44% of residents own their own homes. The percent of Near Northside households owning their own homes dropped 5% between 2000 and 2015, from 50% to 45%.

Above: Tenure, 2015
Below: Housing by Type, 2015
Near Northside ■
Houston ■

Sources: Census 2000 and 2010, ACS 2015 (5-Year)

Housing by Type




Drove Alone

Near Northside

71%

Houston

76%


Carpooled

15%

12%


Public
Transportation

6%

4%


Other

1%

2%


Bicycle / Walk

5%

3%

Transportation

In 2013, the North Corridor of the METRO Red Line light rail began service. The rail line travels through the heart of the Near Northside, connecting residents to downtown, the Texas Medical Center, NRG and other destinations. In addition, three local bus routes traverse the community. While the neighborhood is well-served by public transit, and twice as many households do not have access to vehicle as Houston overall, transit is not well used. In 2015 only 6% of workers aged 16 years or older depended on transit to get to work. In Houston overall 4% of area workers rode transit in 2015.

Opposite Page, Left: Means of Transportation to Work, 2015

Near Northside ■
Houston ■

Below, Left: Percent of Households without a Vehicle, 2015

Near Northside ■
Houston ■

Below: Transit Map

Source: ACS 2015 (5-Year)

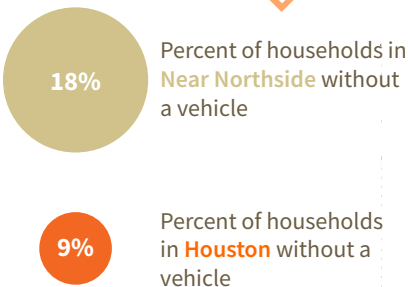
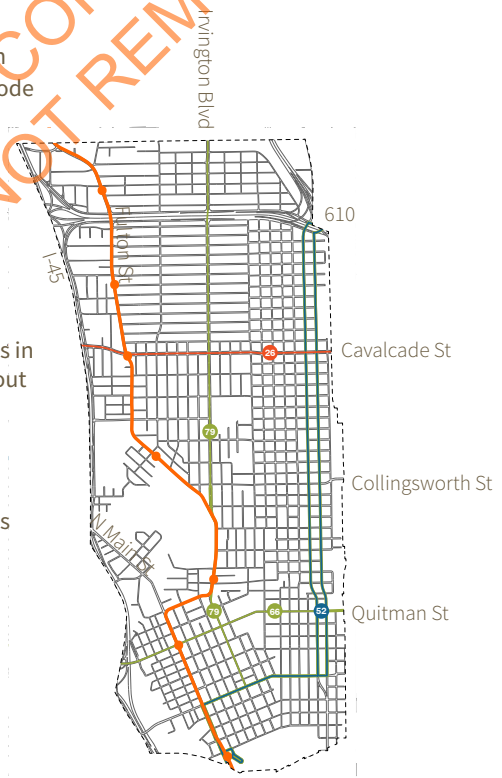


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Transit Map

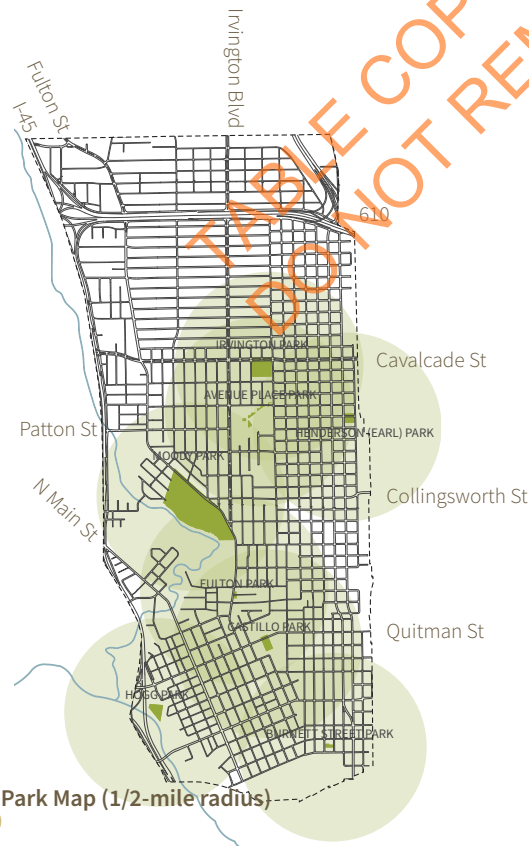
Parks

The Near Northside is currently served by eight area parks that total 51 acres. Based on the recommended standards developed in the 2015 Houston Parks and Recreation Department Master Plan the area has a park deficit of 11 acres.



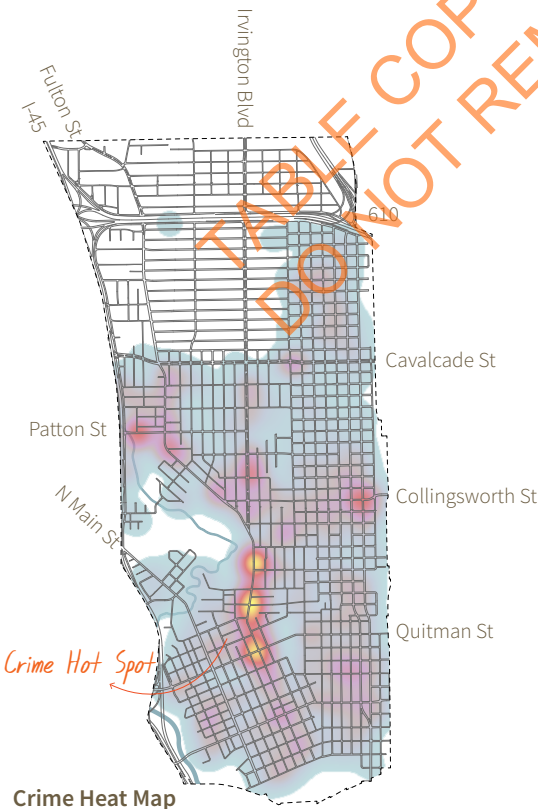
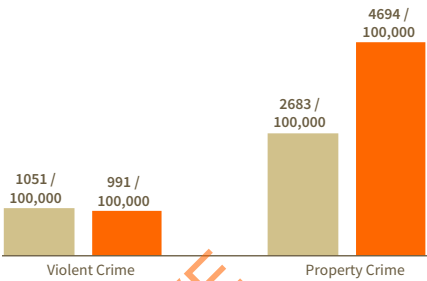
11
Acre Park
Deficit

The northern portion of the neighborhood has the highest park needs.



Crime

The Near Northside is served by the Houston Police Department’s beat 2A10. Compared to the property crime rate in Houston overall, the property crime rate in the Near Northside is 43% lower. However, the violent crime rate in Near Northside is slightly higher than Houston overall. Crime is concentrated near the intersection of Quitman and Fulton Streets, an area adjacent to schools, transit and parks.



Above: Crime Rate Data, 2016
Near Northside
Houston
Below: Crime Map
Low High
Sources: HPD 2016 Data and 2016 UCR Data

Crime Heat Map

PROSPERITY

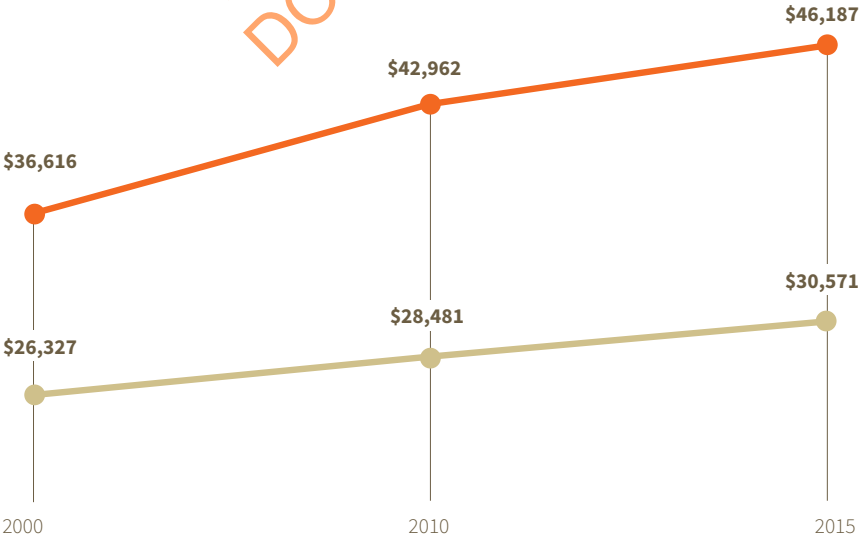
Income

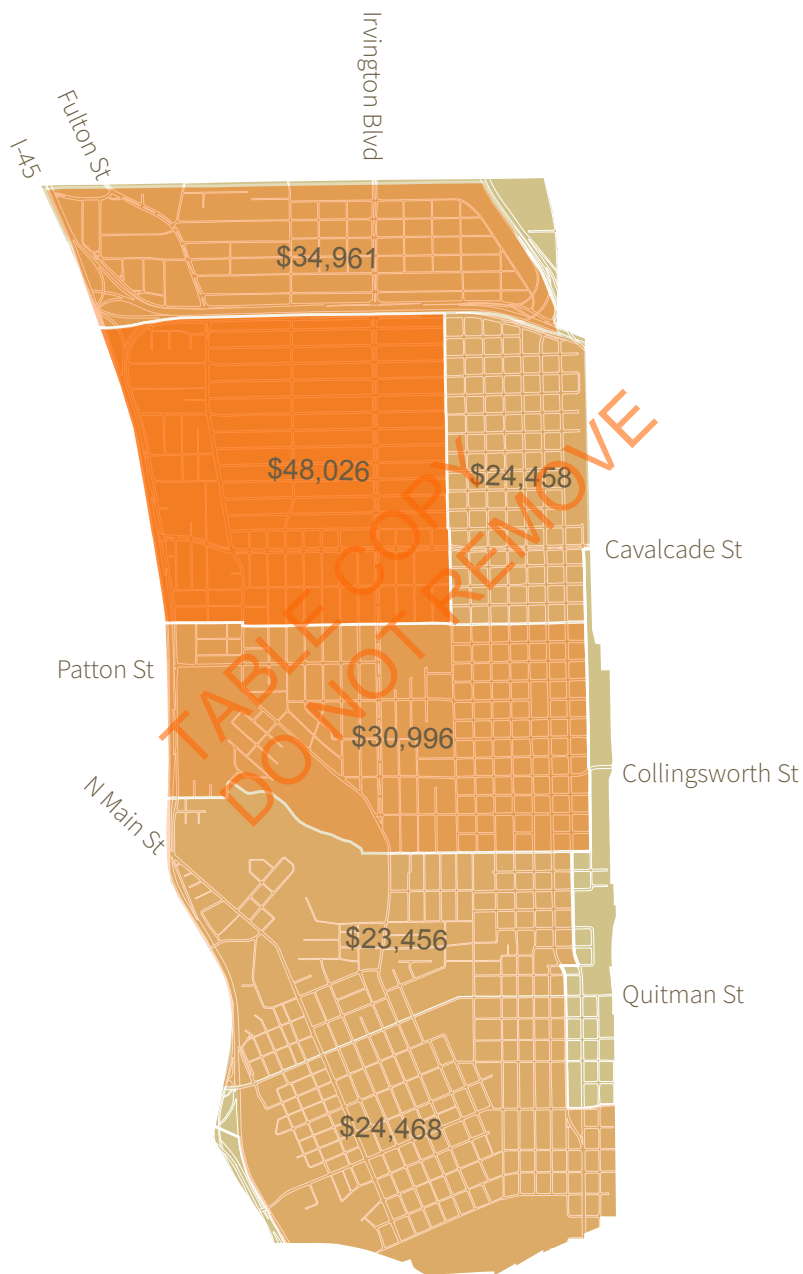
In 2015 the median household income in the Near Northside was \$30,571, 66% of the Houston median. Median household income ranges significantly across the neighborhood from a high of over \$48,000 to lows that are approximately half of this.

Below: Median Household Income
Over Time
Near Northside ■
Houston ■
Opposite Page, Right: Median
Household Income by Census Tract,
2015

Sources: Census 2000 and 2010, ACS 2015

Median Household Income





Median Household Income, 2015

Poverty

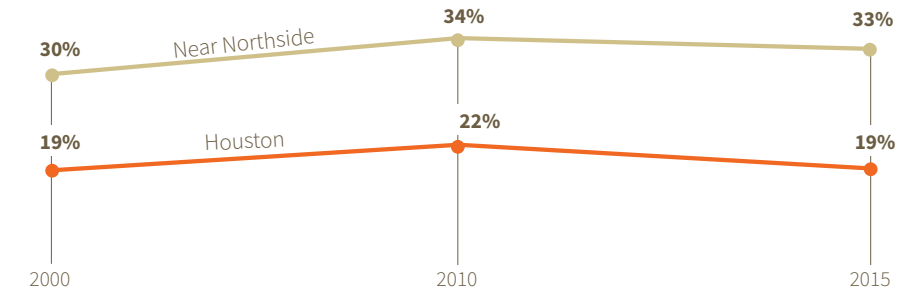
In 2015 33% of Near Northside residents lived below the poverty line which is much higher than the 19% in Houston overall. Similar to median household income, poverty ranges broadly across the neighborhood, with a high of 44% in the southern portion of the neighborhood and lows near 20% in the northern sector of the neighborhood.

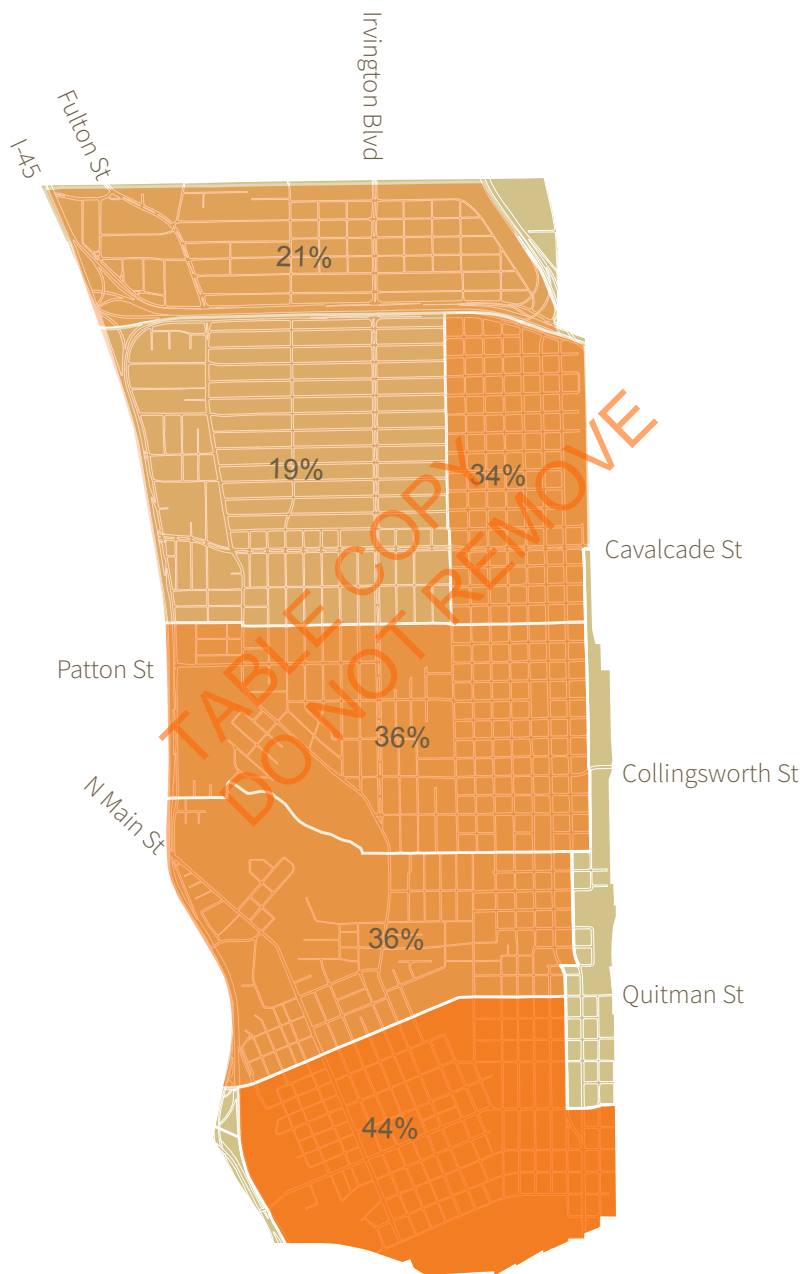
Below: Poverty Over Time
Near Northside
Houston
Opposite Page, Right: Percent
Population in Poverty by Census
Tract, 2015

Sources: Census 2000 and 2010, ACS 2015

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Poverty





Percent Poverty, 2015

Housing Costs

Many Near Northside residents are burdened with housing costs. Overall 54% of renters and 23% of owners spent more than 30% of their income on housing in 2015. In Houston 47% of renters and 25% of owners spent more than 30% of their income on housing in the same year. In addition, 92% percent of renters and 60% of owners who make less than \$20,000 spend more than 30% of their income on housing.

**54% of Renters
Spend > 30% of
Income on Housing**

54%

**23% of Owners
Spend > 30% of
Income on Housing**

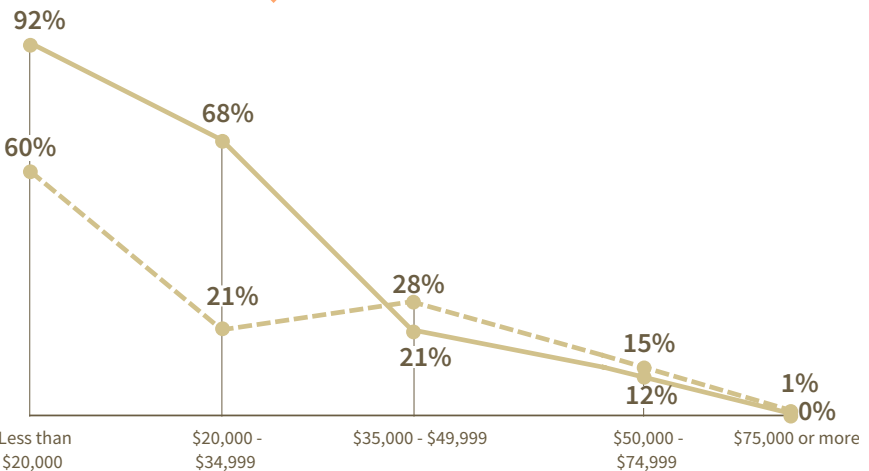
23%

Housing Cost Burden > 30% by Income

Above: 2015 Housing Cost Burden
Below: Housing Cost >30% of Household
Income for Owners and Renters

Owners 2015 ---
Renters 2015 —

Source: ACS 2015 (5-Year)



Employment

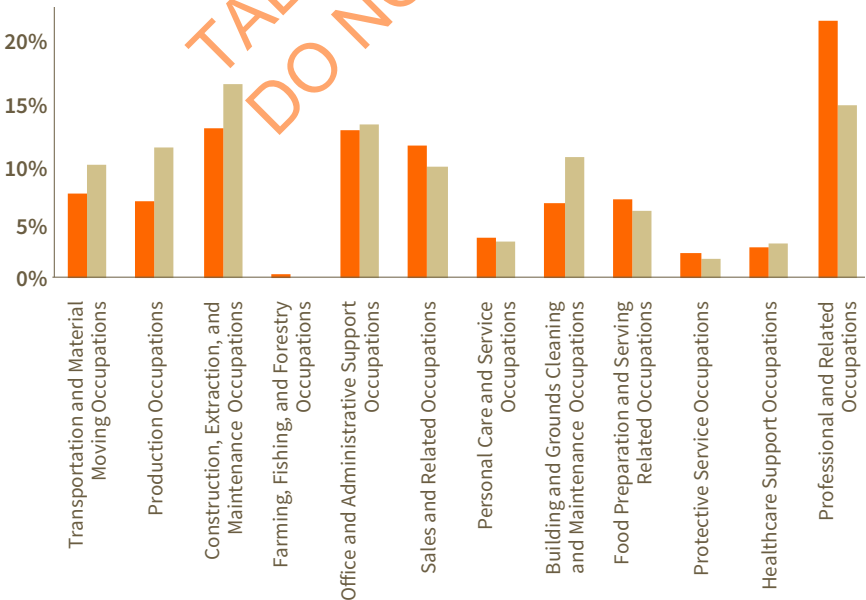
Houston has one of the strongest employment markets in the nation and is expected to gain jobs, with growth strongest in construction, retail, professional services, health care, food services and public education.

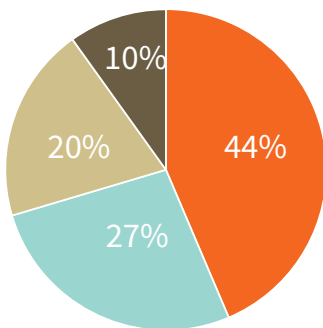
Below: Employment by Sector, 2015
Near Northside
Houston

Source: ACS 2015 (5-Year)

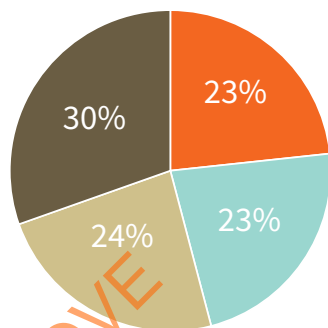
In 2015 the largest employment sector in the Near Northside was construction, which employs 15% of workers, this was followed by professional occupations at 14%.

Employment by Sector, 2015





**Educational Attainment
(Residents 25 Years +)
Near Northside 2015**



**Educational Attainment
(Residents 25 Years +)
Houston 2015**

Above: Educational Attainment, 2015

- Less than High School
- High School Graduate
- Some College
- Bachelor's Degree or Higher

Opposite Page, Top: Near Northside Residents over the age of 25 years with a high school diploma, 2000, 2010 and 2015
Opposite Page, Bottom: STAAR Performance for Near Northside Elementary Schools, 2015-2016

Sources: 2000 Census, 2010 Census, ACS 2015 (5-Year), TEA 2016 Report

Education

Over the last fifteen years Near Northside residents over the age of 25 years with a high school diploma has risen steadily from 42% in 2000 to 56% in 2015. Yet, there is an ongoing gap between educational attainment in the Near Northside and greater Houston where in 2015 77% of residents over 25 had a high school diploma.

The Texas Education Agency 2016 report provides STAAR performance ratings in math and reading for schools throughout Texas. Three elementary schools in the Near Northside perform better than the Houston Independent School District average, the schools are Roosevelt, Ketelsen and Sherman. The remaining elementary schools perform below the District average.

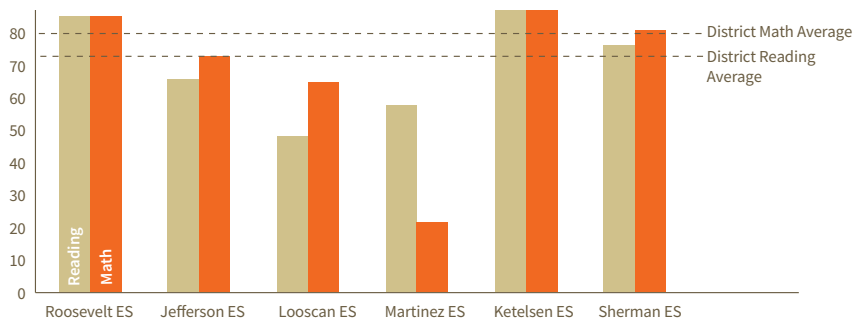
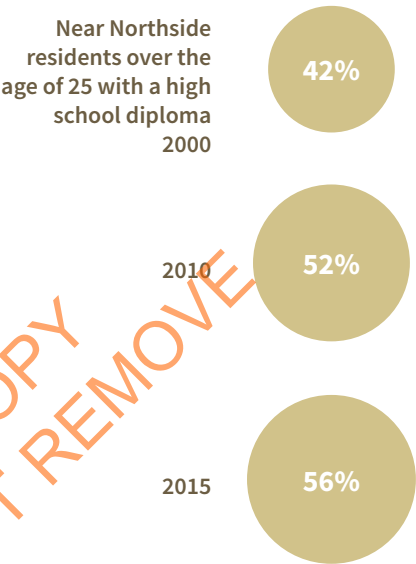


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Notes

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Complete Communities Initiative

City of Houston Planning and Development Department
University of Houston Community Design Resource Center